

48-422  
# 4225

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

That Yvette G. Roy, of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by Yvette G. Roy, of Waterville, County of Kennebec and State of Maine, and David R. Roy, of Belgrade, County of Kennebec and State of Maine, as Trustees of the Y. G. Roy Family Trust by Declaration of Trust dated October 23, 1992, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Yvette G. Roy and David R. Roy, as Trustees of the Y. G. Roy Family Trust, their heirs and assigns forever,

006417

A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

NO TRANSFER  
TAX PAID

On the south by Temple Street; on the east by land now or formerly of Augustus Otten and land now or formerly of Ann M. Pulsifer, formerly the Cyrus Williams place; on the north by land now or formerly of Edward W. Heath; and on the west by land now or formerly of W. B. Arnold Co.

Being my portion of the premises conveyed to Yvette Roy and Romeo Boisvert by deed of Lodia Boisvert dated December 12, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2639, Page 256.

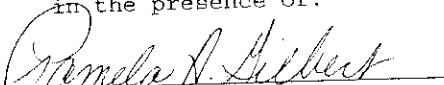
Excepting and reserving the parcel of land described in deed from Yvette G. Roy to Romeo Boisvert dated May 4, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2679, Page 199; deed from Yvette G. Roy to Geraldine Pellerin dated May 4, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2679, Page 201; and deed from Yvette G. Roy to Romeo Boisvert dated May 31, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2809, Page 63.

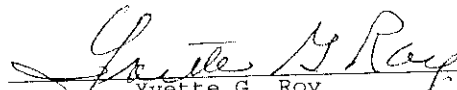
To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Yvette G. Roy and David R. Roy, as Trustees of the Y. G. Roy Family Trust, their heirs and assigns, to them and their use and behoof forever.

And we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances: EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Yvette G. Roy, Grantor, relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 26th day of January, 1994.

Signed, Sealed and Delivered  
in the presence of:

  
Witness

  
Yvette G. Roy

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STATE OF MAINE  
KENNEBEC, SS.

Dated: January 26, 1994

Personally appeared the above named **Yvette G. Roy** and  
acknowledged the foregoing instrument to be her free act and deed.

Before me,

*Pamela A. Gilbert*  
Notary Public

PAMELA A. GILBERT  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES OCTOBER 19, 1996



RECEIVED KENNEBEC SS.

9 MAR 11 AM 9:00

ATTEST: *Thomas B. [illegible]*  
REGISTER OF DEEDS

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